September 9, 1996

PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENT -- Dresser Wayne Division 124 West College Avenue Property Salisbury, Maryland

Prepared For:

Dresser Industries, Inc.
Wayne Division
124 West College Avenue
Salisbury, Maryland 21802

Prepared By:

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Project No: DRS-96-E984

(Revised October 16, 1997)

Environmental Management
& Engineering, Inc.

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PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENT

Dresser Wayne Division
124 West College Avenue Property
Salisbury, Maryland

September, 9, 1996
(Revised October 16, 1997)

I. General Information

Environmental Management & Engineering, Inc. (EME) was retained in August 1996 by Dresser Industries, Inc., Wayne Division (Dresser Wayne), to conduct a Phase I and Phase II Environmental Site Assessment of the property located on 124 West College located in Wicomico County, Salisbury, Maryland. The property is situated just north of the Dresser Wayne facility. A site location map is included as Figure 1.

On October 16, 1997, Dresser Wayne requested that this report be updated and resubmitted. Based on recent phone conversations with Dresser Wayne personnel concerning the subject property, EME was advised that site conditions remain unchanged from the time of the original site reconnaissance. The property is still utilized as a facility employee parking lot with a small storage building. Based on the above, all information and conclusions submitted in the original report dated September 9, 1996 are considered valid and are hereby resubmitted.

II. Phase I Environmental Assessment

A. Site Description

1. Property Characteristics

The subject property is a parking lot roughly rectangular in shape and located on 124 West College Avenue immediately north of the Dresser Wayne facility, latitude 38.348889, N; longitude 75.599444 W. The property occupies approximately 8.65 acres with approximately 2,000

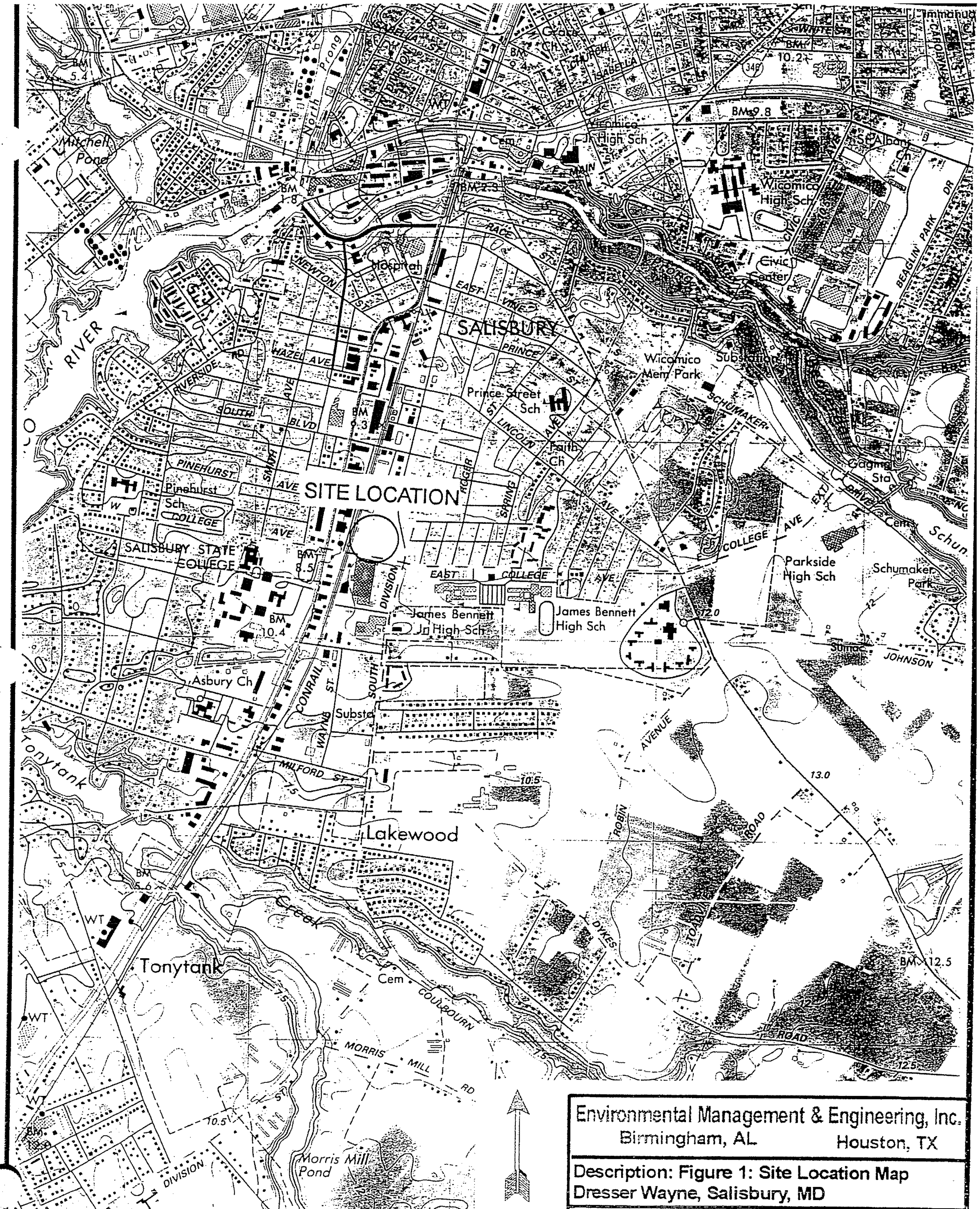
square feet under roof. The property contains one structure (a storage building located in the northwestern corner of the property) which Dresser Wayne utilizes as storage space for dies and steel. Aerial photographs are included as Attachment 1. A site plot plan is included as Figure 2. A property survey is included as Attachment 2.

2. Adjacent Properties

EME personnel performed a reconnaissance of the surrounding area to observe existing conditions, type of local use and the nature of the businesses surrounding the subject property. The subject property is located in an area with mixed commercial, industrial and residential use. North of the subject property are various commercial businesses including a photo lab, a commercial cooking and appliance refrigeration supply company, a taxi company, a forklift repair company, a beer supply company and a paper and janitorial supply company. Drums apparently containing used oil could be seen in the taxi company's maintenance area but the maintenance area appeared clean. The area surrounding the forklift repair company also appeared clean. East of the subject property are Cilantros Deli, an ice cream parlor and a residential area. Southeast of the subject property is a Texaco gas station and a high school. South of the subject property is Dresser Wayne. West of the subject property are a Consolidated Rail Corporation right-of-way, small commercial businesses and fast food restaurants.

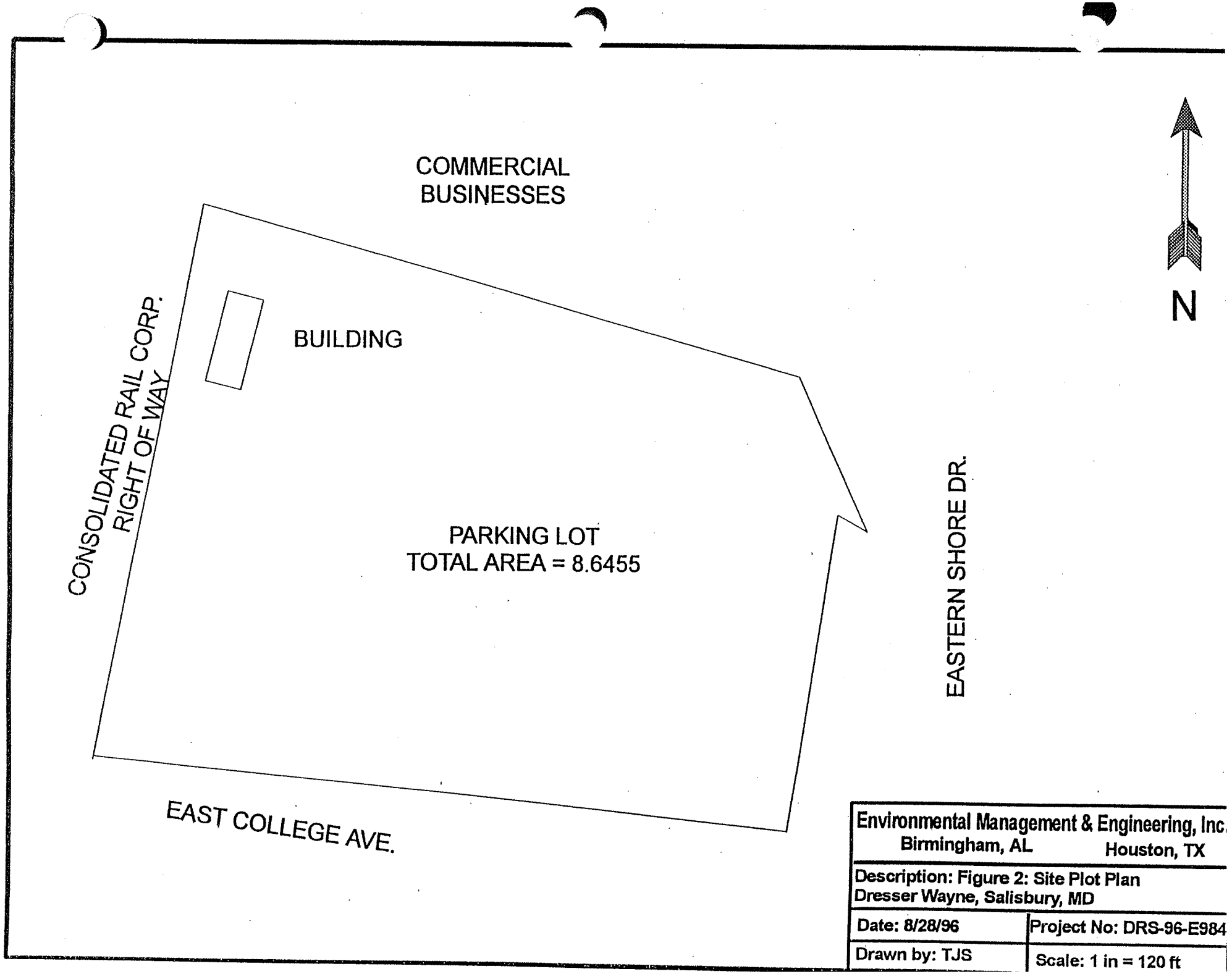
3. Site History

According to interviews with facility personnel, Symington Wayne purchased the subject property in 1963 from Milton, Anna, and Mildred Pope. The subject property was apparently farmland but contained a



Environmental Management & Engineering, Inc.
Birmingham, AL Houston, TX

Description: Figure 1: Site Location Map Dresser Wayne, Salisbury, MD	
Date: 8/28/96	Project No: DRS-96-E984
Drawn by: USGS	Scale: 1:24,000



Environmental Management & Engineering, Inc.	
Birmingham, AL	Houston, TX
Description: Figure 2: Site Plot Plan Dresser Wayne, Salisbury, MD	
Date: 8/28/96	Project No: DRS-96-E984
Drawn by: TJS	Scale: 1 in = 120 ft

small storage building in the northwestern corner of the property. Prior to ownership by Symington Wayne, the structure was used to store potatoes. According to facility personnel the structure was not used to store dies until Symington merged with Dresser in 1967. The subject property has been used only as farmland and a parking lot. Also according to facility personnel, coal ash was spread on the subject property and used as a fill/stabilization material for the parking lot during the 1960's.

4. Site Physiography and Hydrogeology

The site physiography is characterized by a flat gravel covered parking lot. The property is not within the 100 year flood zone. A FEMA Flood Plain Map is included as Attachment 3.

Wicomico County is underlain by coastal plain sediments one (1) mile thick consisting mainly of gravel, silt, clay, sand and shell fragments. The sediments were deposited mainly in a marine or shallow water environment and are underlain by crystalline rock that dips to the southeast about 90 feet in a mile.

The soil underlying the property is composed of the Evesboro Soil Series. A General Soil Map from the Soil Conservation Service is included as Figure 3. A detailed soil description is included as Attachment 4. These soils are nearly level to steep sand and are somewhat excessively drained. They form in beds of sandy marine sediments and are generally underlain by fine textured material. These soils are extensive in Wicomico County and are cultivated on about half of its total acreage. They are well suited to sweetpotatoes, watermelons, cucumbers and are readily penetrated by roots, water and air. The soils warm up early in spring and are easily

worked throughout a wide range of moisture content. However, they also have a low organic matter content and are strongly acid unless they have been limed. The moisture capacity of the soil is low, injuring shallow rooted crops in the dry seasons unless they are irrigated. Groundwater recharge of the soils is through direct precipitation.

B. Records Review

1. Environmental Listings

A review of environmental listings was conducted, including detailed Federal and State database information for sites located within a one mile radius of the facility. A report generated by Environmental Risk Information and Imaging Services (ERIIS) is included as Attachment 5. A brief summary of the information search is described below.

- NPL - National Priorities List. No active sites were located within a one-mile radius of the site.

- CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System. No active sites were located within a one-mile radius of the site.

- TRI - Toxic Release Inventory. One active site was located within a one mile radius of the site. The site is the Dresser Wayne facility, which is listed due to its storage, use, and transfer of sulfuric acid. No releases have been recorded.

- RCRIS - Resource Conservation and Recovery Information System. There is one (1) small quantity generator and one (1) large quantity generator within a one-quarter mile radius of the subject property. The small quantity generator is C&E Shell, and the large quantity generator is Dresser Wayne.

- DOCKET - Civil Enforcement DOCKET. No active sites were located within a one-mile radius of the site.

- ERNS - Emergency Response Notification System. No active sites were located within a one-mile radius of the site.

- RST - Registered Storage Tanks. Twelve (12) active sites were located within a one-quarter mile radius of the subject property.

- LRST - Leaking Registered Storage Tanks. The are no LRST sites within a one-half mile radius of the site.

- HWS - Hazardous Waste Site. Two (2) active sites were located within a one-mile radius of the site. One of these facilities is Dresser Wayne and the other is Chevron Chemical Company. Both of these sites are classified as No Further Remedial Action Planned (NFRAP) sites.

2. Local Officials

EME personnel conducted telephone interviews on August 28, 1996 with Ms. Mary Phipps-Dickerson of the Wicomico County Health Department and Mr. Ed Torbert, County Fire Inspector, of the Salisbury Fire

Department. Neither official was aware of any environmental or health related problems with the subject property.

C. Site Reconnaissance

A site reconnaissance of the subject property was conducted on August 21, 1996 by EME personnel to inspect the physical condition of the property and to attempt to identify any possible adverse conditions. A thorough reconnaissance revealed a site that appeared to be clean and appeared to be free of contamination other than some minor oil stains from automobiles. A discussion of specific areas investigated during the site reconnaissance follows.

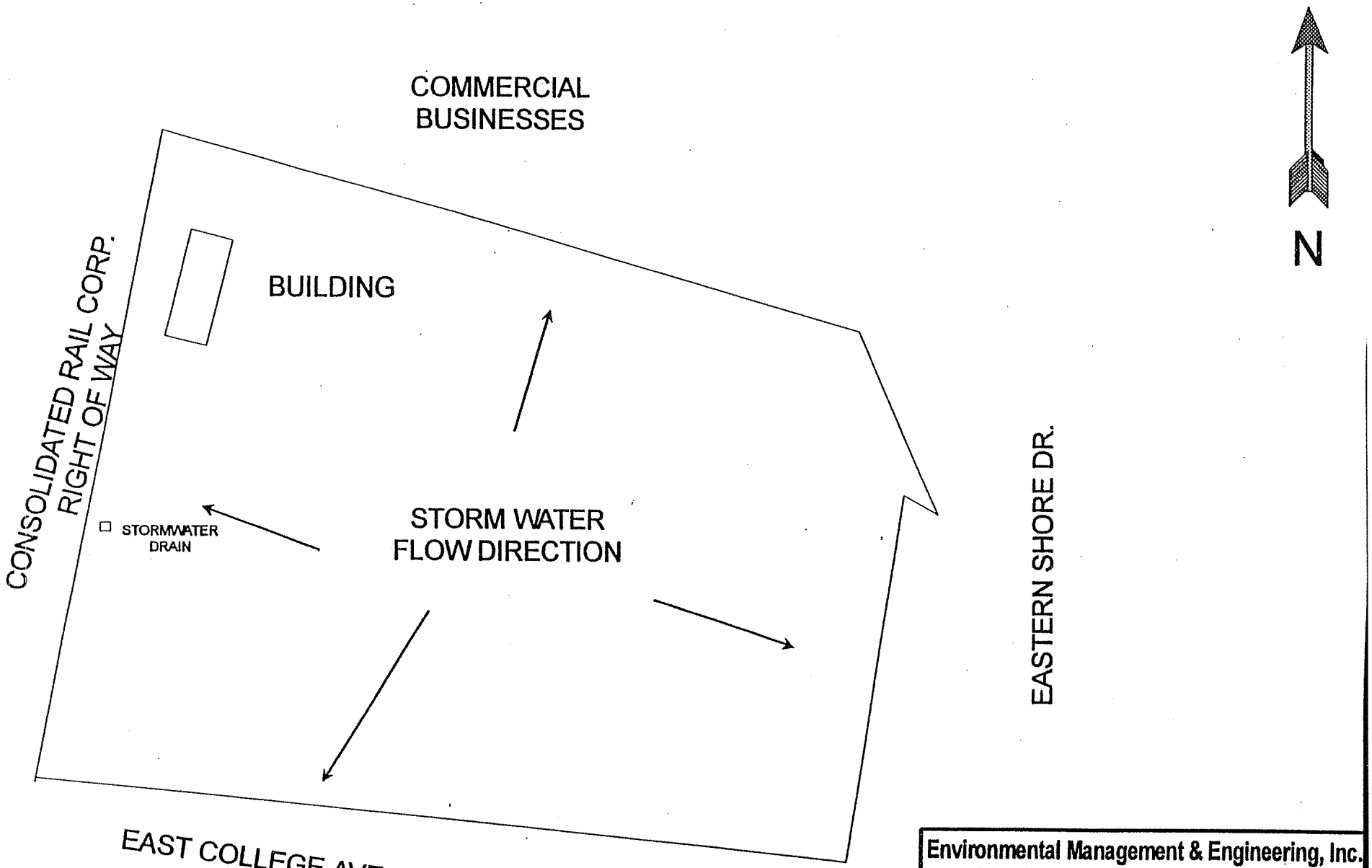
1. Air Emissions

The subject property is used for a parking lot and storage space for steel and dies. There are no chemicals or manufacturing processes present now or in the past that would cause air emission concerns.

2. Water Discharges

a. Stormwater

The subject property contains one stormwater drain, which services only a portion of the parking lot. Stormwater discharges from the property generally by sheet runoff into the streets. A stormwater flow map is included as Figure 4.



Environmental Management & Engineering, Inc. Birmingham, AL Houston, TX	
Description: Figure 4: Storm Water Runoff Dresser Wayne, Salisbury, MD	
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Drawn by: TJS	Scale: 1 in = 120 ft

b. Sanitary Sewer

The structure on the subject property is used for storage only and contains no sanitary sewer system nor is it connected to the city water supply. There are no sanitary sewer discharges from the subject property.

3. Groundwater Wells

Per interviews with facility personnel, there have been no potable water supply wells nor have groundwater monitoring wells ever been located at the subject property. An inspection of the site did not reveal any evidence of groundwater wells.

4. Oil-Filled Electrical Equipment

Electrical power is supplied to the building via a utility company owned transformer located adjacent to College Avenue. No signs of leakage were observed. No oil filled electrical equipment was located on the subject property.

5. Underground Storage Tanks

According to interviews with facility personnel, no underground storage tanks (UST's) have ever been present on the subject property. The site reconnaissance conducted by EME personnel revealed no evidence of USTs. Also, records review revealed none.

6. Above Ground Storage Tanks

According to interviews with facility personnel no above ground storage tanks (AST's) have ever been present on the subject property. The site reconnaissance conducted by EME personnel revealed no evidence of ASTs.

7. Radioactive Materials

According to interviews with facility personnel no radioactive materials have ever been stored or used on the subject property. The Dresser Wayne facility has never employed the use of radioactive materials in its manufacturing process and since the subject property was farmland before it was purchased by Symington Wayne in 1958, the presence of radioactive materials on the subject property would not be expected.

8. Asbestos Containing Material

Although a formal asbestos survey was not performed, a cursory inspection of the property and storage building located in the northwestern corner of the property revealed no apparent asbestos containing insulation, building material or debris. The storage building appears to contain no equipment that may contain asbestos.

9. Chemical Handling and Storage

According to interviews with facility personnel, the subject property was never used for chemical storage. A site reconnaissance revealed no evidence of the subject property presently being used for chemical handling or storage.

10. Waste Generation and Disposal

According to interviews with facility personnel, the subject property has never been used to store any waste generated by the Dresser Wayne facility other than coal ash. The facility used coal ash generated from the facility's boiler as fill/stabilization material on the subject property in the 1950's and 1960's.

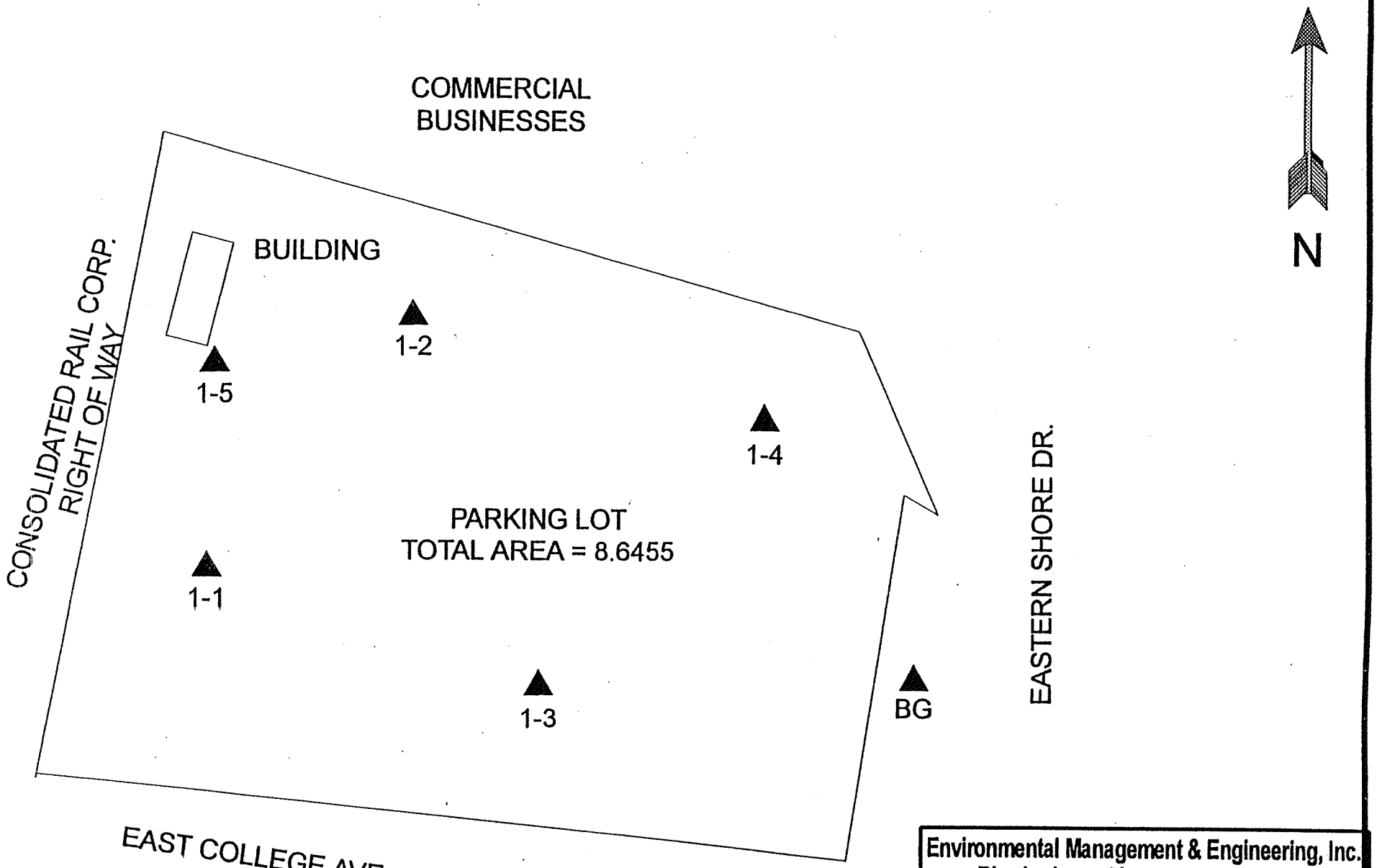
III. Phase II Soil Investigation

EME personnel installed borings and collected soil samples on August 21, 1996. The samples were analyzed for the possible presence of total petroleum hydrocarbons (TPH) from potential oil leaks from automobiles which have used the parking lot, and for the possible presence of elevated concentrations of metals from the coal ash formerly used as a fill/stabilization material. The samples were field screened with an HNu photoionization detector (PID) for volatile organic compounds (VOC's) and were transported to Analytical Systems, Inc. (ASI) in Birmingham, Alabama under proper chain-of-custody protocol.

Four (4) sample locations were selected that would give a representative sampling of the property. A sample location map is included as Figure 5. Two (2) samples were collected from each boring. The surface (A) samples were collected from 0-6 inches in depth. The deep (B) samples were collected from 2-4 feet in depth.

No VOC's were detected in any of the samples with the HNu PID. The analytical results indicated no detectable concentrations of TPH in any of the samples (Table 1). All analytical results are included as Attachment 6.

Samples 1-1A, 1-2A, 1-3A, 1-4A, and a background sample (BG) were also analyzed for total RCRA 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver). Of the metals, only low concentrations of arsenic, barium, and lead were



Environmental Management & Engineering, Inc.	
Birmingham, AL	Houston, TX
Description: Figure 5: Sample Location Map Dresser Wayne, Salisbury, MD	
Date: 8/28/96	Project No: DRS-96-E984
Drawn by: TJS	Scale: 1 in = 120 ft

TABLE 1

ANALYTICAL RESULTS
(PPM)

Analyte	1-1A	1-2A	1-3A	1-4A	BG
TPH (GRO)	BDL	BDL	BDL	BDL	NA
TPH (DRO)	BDL	BDL	BDL	NA	NA
TPH (ORO)	BDL	BDL	BDL	NA	NA
Arsenic	8	5	BDL	BDL	BDL
Barium	30	23	15	12	26
Cadmium	BDL	BDL	BDL	BDL	BDL
Chromium	BDL	BDL	BDL	BDL	BDL
Lead	43	11	22	11	11
Mercury	BDL	BDL	BDL	BDL	BDL
Selenium	BDL	BDL	BDL	BDL	BDL
Silver	BDL	BDL	BDL	BDL	BDL

BDL = Below Detection Level
PPM = Parts Per Million
TPH = Total Petroleum Hydrocarbons
GRO = Gasoline Range Organics
DRO = Diesel Range Organics
ORO = Oil Range Organics

detected (Table 1). Lead ranged from 11 ppm (background sample and sample 1-2A) to 43 ppm (sample 1-1A). Although lead was detected at concentrations slightly above background, lead concentrations do not appear to be elevated and do not appear to be of any concern. Barium concentrations ranged from 12 ppm to 30 ppm, and were not elevated above background sample BG (26 ppm). Arsenic concentrations ranged from below detection limits (BDL) to only 8 ppm. Overall, the metals were low and metals do not appear to be concern for the subject property.

IV. Summary and Conclusions

Environmental Management & Engineering, Inc. (EME) was retained by Dresser Industries, Inc. Wayne Division (Dresser Wayne) to conduct a Phase I and Phase II Environmental Site Assessment of the property located on 124 West College Avenue located in Wicomico, County Salisbury, Maryland. On August 20 and 21, 1996, EME personnel conducted interviews with Dresser Wayne personnel, performed a reconnaissance of the site, and conducted the Phase II soil sampling of the site. A review of the site history, local geology, federal and state environmental listings and interview of local officials were also conducted as part of the Phase I Environmental Assessment.

EME has performed a Phase I Environmental Site Assessment of the subject Dresser Wayne parking lot property in conformance with the scope and limitations of ASTM Practice E 1527. This Phase I assessment has revealed no evidence of recognized adverse environmental conditions in connection with the property except for the following:

1. Due to the unpaved condition of the parking lot, hydrocarbon leakage/spillage from automobiles in the parking lot, over time could have lead to subsurface hydrocarbon impact.

2. Use of coal ash to stabilize the parking lot area could have caused elevated metal concentrations in the shallow soil of the parking lot area.

In addition to the Phase I investigation, EME was retained by Dresser Wayne to conduct a limited Phase II soil investigation to determine if any contamination exists from potential oil leaks from automobiles and for the possible presence of elevated concentrations of metals from coal ash, formerly used as a fill/stabilization material. The samples were scanned in the field with a HNu photoionization detector (PID) for volatile organic compounds (VOC's), and transported to Analytical Systems, Inc. (ASI) in Birmingham, Alabama under proper chain-of-custody protocols. The samples were analyzed for total petroleum hydrocarbons (TPH) and total metals.

No VOC's were detected in any of the samples. The analytical results indicated no detectable concentrations of TPH or elevated metals in any of the samples. Only low concentrations of the metals arsenic, barium and lead were detected.

Site observations and analytical results of the Phase II Soil Assessment have indicated no evidence of recognized adverse environmental conditions in connection with the subject property.

On October 16, 1997, Dresser Wayne requested that this report be updated and resubmitted. Based on recent phone conversations with Dresser Wayne personnel concerning the subject property, EME was advised that site conditions remain unchanged from the time of the original site reconnaissance. The property is still utilized as a facility employee parking lot with a small storage building. Based on the above, all information and conclusions submitted in the original report dated September 9, 1996 are considered valid and are hereby resubmitted.

Jeffrey D. Snell
Senior Hydrogeologist